

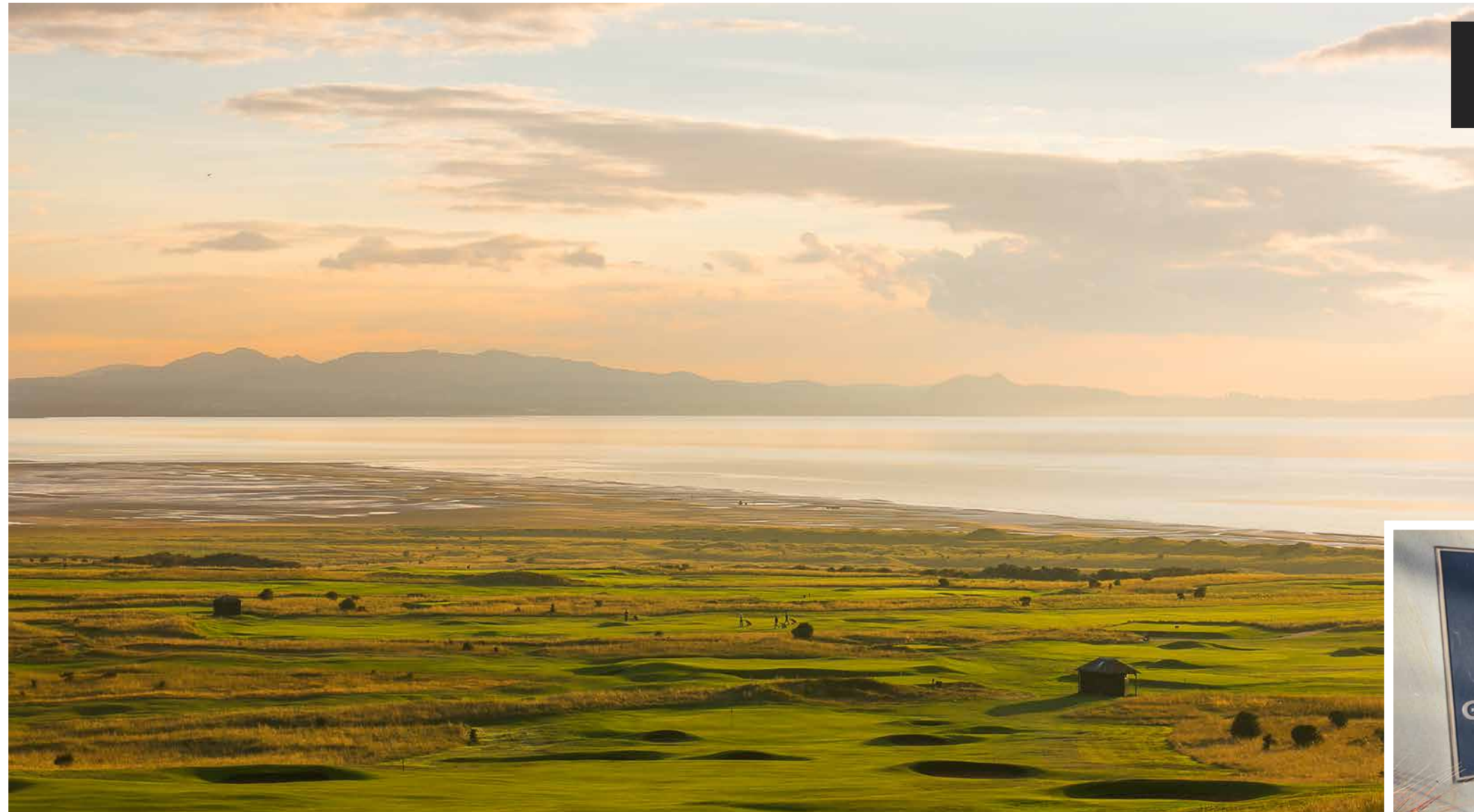


  
**McEwan Fraser Legal**  
Solicitors & Estate Agents  
0131 524 9797

**15 Muirfield Grove**

GULLANE, EAST LoTHIAN, EH31 2EW





# GULLANE

EAST LoTHIAN

Gullane is located approximately 18 miles from the City of Edinburgh and is a delightful village within the county of East Lothian. Commuting to Edinburgh could not be easier with an excellent bus service and rail link at Drem, both making the journey very quick.

The village environment provides an excellent community spirit and there are many leisure pursuits to be found within the village. These include four excellent golf courses with the world-renowned Muirfield Golf Course just a few minutes walking distance away. Local shops provide for daily requirements and there are some excellent restaurants, cafes and a gym to be found within the village.





# 15 MUIRFIELD GROVE

GULLANE, EAST LoTHIAN

An excellent opportunity has arisen to acquire this highly desirable five bedroom detached house, making for an ideal family home, while being well located within the popular East Lothian village of Gullane. Viewing of this property is highly recommended. Internally the accommodation is in excellent decorative order, while briefly consisting of;

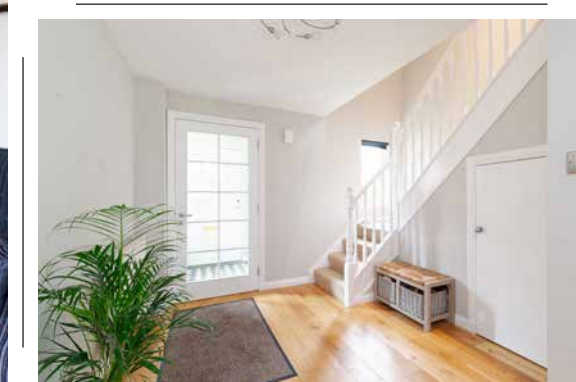
**Ground Floor:** a dual aspect entrance vestibule with cloak area, internal hallway with an under-stair storage cupboard and a two-piece WC with heated towel rail. The bright and spacious lounge has a feature gas fire, including surround and access to the rear garden through double patio doors, while the dining room is currently used as a playroom. The open plan, partially tiled kitchen/diner benefits from a range of integrated appliances, including a 5 gas hob, extractor hood, oven, under-unit lighting, breakfast bar and further access to the rear garden through double patio doors. Finally, off the kitchen, the utility room leads out to the side of the house. The garage has been converted to form

part of the kitchen renovation and the remainder is now used for storage of bikes and other outdoor equipment.

**First Floor:** landing with a linen cupboard, master bedroom with a built-in wardrobe as well as a three-piece, partially tiled en-suite shower-room which benefits from a double shower cubicle and a heated towel rail. There are three further double bedrooms, all of which have double built-in wardrobes and a single bedroom which is currently used as a home office. The three-piece, partially tiled family bathroom has an over bath shower and a chrome heated towel rail.

**Attic:** accessed via the landing, providing more than adequate additional storage space.

This property also benefits from gas central heating, full double glazing, private garden grounds surrounding the property, including a patio area to the rear and a single driveway which accommodates for secure off-street parking for up to two cars.







# SPECIFICATIONS

FLOOR PLAN, DIMENSIONS & MAP



Approximate Dimensions  
(Taken from the widest point)

Kitchen/Diner	6.20m (20'4") x 3.50m (11'6")
Lounge	5.80m (19') x 3.70m (12'2")
Family Room	3.70m (12'2") x 3.00m (9'10")
Utility	2.70m (8'10") x 1.20m (3'11")
Garage/Store	2.70m (8'10") x 2.60m (8'6")
WC	1.60m (5'3") x 1.50m (4'11")
Bedroom 1	4.00m (13'1") x 3.00m (9'10")
En-suite	2.40m (7'10") x 1.30m (4'3")
Bedroom 2	4.00m (13'1") x 3.40m (11'2")
Bedroom 3	3.70m (12'2") x 3.10m (10'2")
Bedroom 4	3.80m (12'6") x 2.70m (8'10")
Bedroom 5	4.00m (13'1") x 2.30m (7'7")
Bathroom	2.60m (8'6") x 2.10m (6'11")

Gross internal floor area (m<sup>2</sup>): 173m<sup>2</sup>  
EPC Rating: C



Image credit: <https://www.odinaxsurvey.co.uk/odaxmap/>



# McEwan Fraser Legal

## Solicitors & Estate Agents

Tel. 0131 524 9797  
[www.mcewanfraserlegal.co.uk](http://www.mcewanfraserlegal.co.uk)  
[info@mcewanfraserlegal.co.uk](mailto:info@mcewanfraserlegal.co.uk)

**Part  
Exchange  
Available**

**Disclaimer:** The copyright for all photographs, floorplans, graphics, written copy and images belongs to McEwan Fraser Legal and use by others or transfer to third parties is forbidden without our express consent in writing. Prospective purchasers are advised to have their interest noted through their solicitor as soon as possible in order that they may be informed in the event of an early closing date being set for the receipt of offers. These particulars do not form part of any offer and all statements and photographs contained herein are for illustrative purposes and are not guaranteed or warranted. Buyers must satisfy themselves for the accuracy and authenticity of the brochure and should always visit the property to satisfy themselves of the property's suitability and obtain in writing via their solicitor what's included with the property including any land. The dimensions provided may include, or exclude, recesses intrusions and fitted furniture. Any measurements provided are for guide purposes only and have been taken by electronic device at the widest point. Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer must find out by inspection or in other ways that all information is correct. None of the appliances/services stated or shown in this brochure have been tested by ourselves and none are warranted by our seller or MFL.



Text and description  
**SEAN NICOL**  
 Surveyor



Professional photography  
**CRAIG DEMPSTER**  
 Photographer



Layout graphics and design  
**ALAN SUTHERLAND**  
 Designer